

## RETAIL PROPERTY FOR LEASE

# Beaverton Town Square

11665 SW BEAVERTON HILLSDALE HWY / BEAVERTON, OR 97005

Conveniently located at Beaverton-Hillsdale Hwy & SW Canyon Road & Hwy 217



### AVAILABLE SPACE / LEASE RATE

- Existing space:  
C6 = 1,000 SF | \$30/SF/YR, NNN
- Former restaurant:  
6,355 SF Freestanding Bldg | \$30/SF/YR, NNN
- Pad #2:  
\$80,000/YR Ground Lease

### TRAFFIC COUNTS

Hwy 217 – 122,077 ADT ('20)

SW Canyon Rd – 40,515 ADT ('20)

Beaverton-Hillsdale Hwy – 40,209 ADT ('18)

### HIGHLIGHTS

- Central west side location, between Hwy 8 (SW Canyon) and Hwy 10 (SW Beaverton-Hillsdale) & Hwy 217, close to Home Depot, Target and Natural Grocers.
- Well educated trade area with a strong economy and notable employers, including Intel, Tektronix, Wells Fargo and Nike World Headquarters.
- Anchored by Trader Joe's, with Potbelly Sandwich Works, Supercuts, Einstein Bros. Bagels, Moonstruck Chocolates, FedEx Office and more.
- Beaverton Town Square is shadow anchored by the adjacent Fred Meyer.



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# Photo Gallery



**NAI Elliott**

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**CRA** COMMERCIAL  
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NORTHWEST LLC

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# BEAVERTON, OR

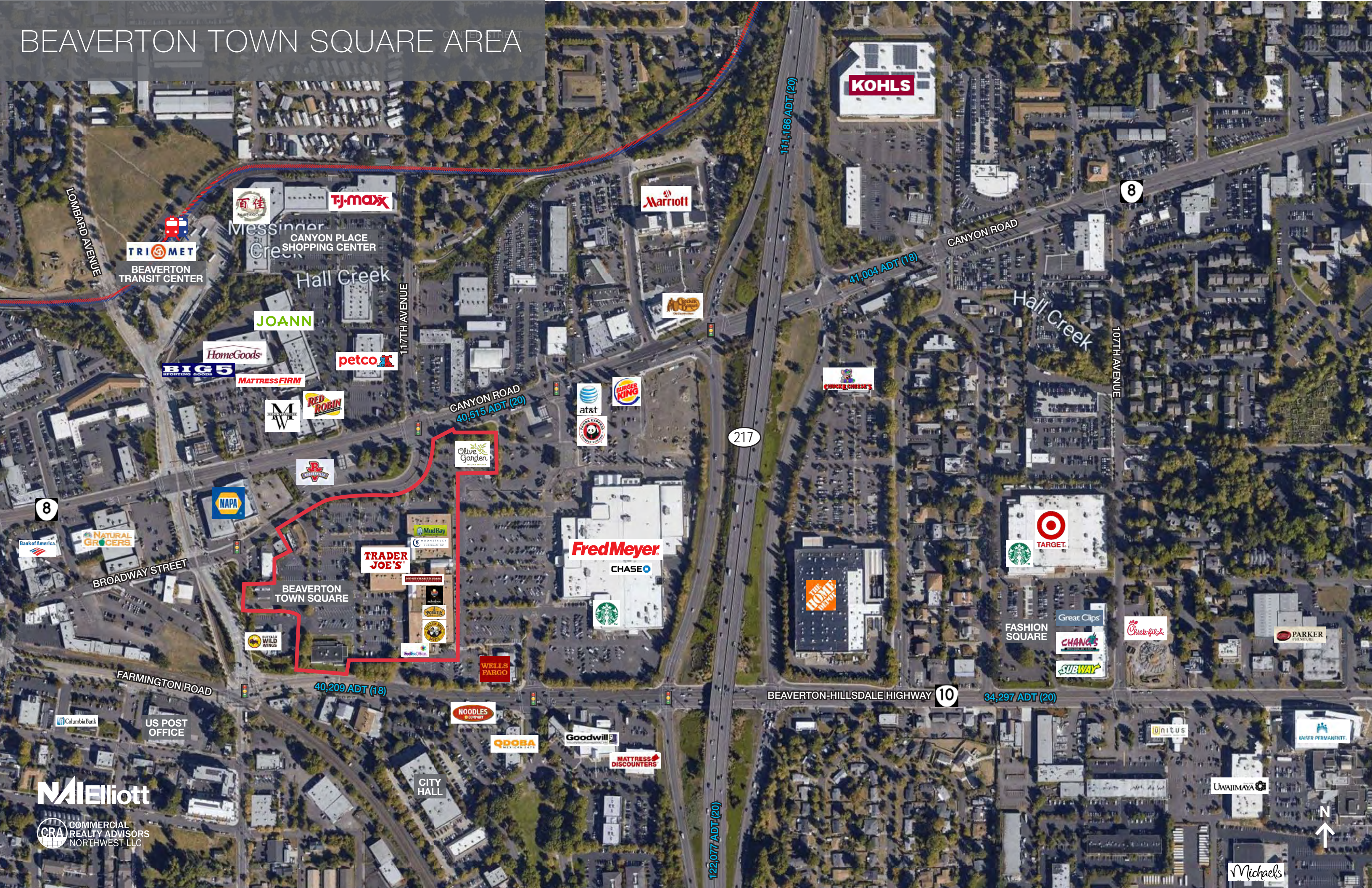


COMMERCIAL REALTY ADVISORS NORTHWEST LLC





# BEAVERTON TOWN SQUARE AREA



LOMBARD AVENUE  
TRI MET  
BEAVERTON TRANSIT CENTER

百佳  
TJ-MAXX  
Messinger  
CANYON PLACE SHOPPING CENTER  
Hall Creek

Marriott  
petco  
HomeGoods  
BIG 5 SPORTING GOODS  
MATTRESS FIRM  
RED ROBIN  
NAPA

111,186 ADT (20)  
41,004 ADT (18)  
CANYON ROAD  
107TH AVENUE

8  
KOHLS  
Chick & Cheese's  
at&t  
BURGER KING  
PANDA EXPRESS  
Olive Garden

JOANN  
HomeGoods  
BIG 5 SPORTING GOODS  
MATTRESS FIRM  
RED ROBIN  
NAPA

117TH AVENUE  
CANYON ROAD  
40,515 ADT (20)

at&t  
BURGER KING  
PANDA EXPRESS  
Olive Garden  
Fred Meyer  
CHASE  
Starbucks

217  
111,186 ADT (20)  
41,004 ADT (18)

8  
Bank of America  
NATURAL GROCERS  
Bank of America  
NATURAL GROCERS  
TRADER JOE'S  
MudRay  
WELL'S FARGO

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BEAVERTON TOWN SQUARE  
40,209 ADT (18)

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QDOBA  
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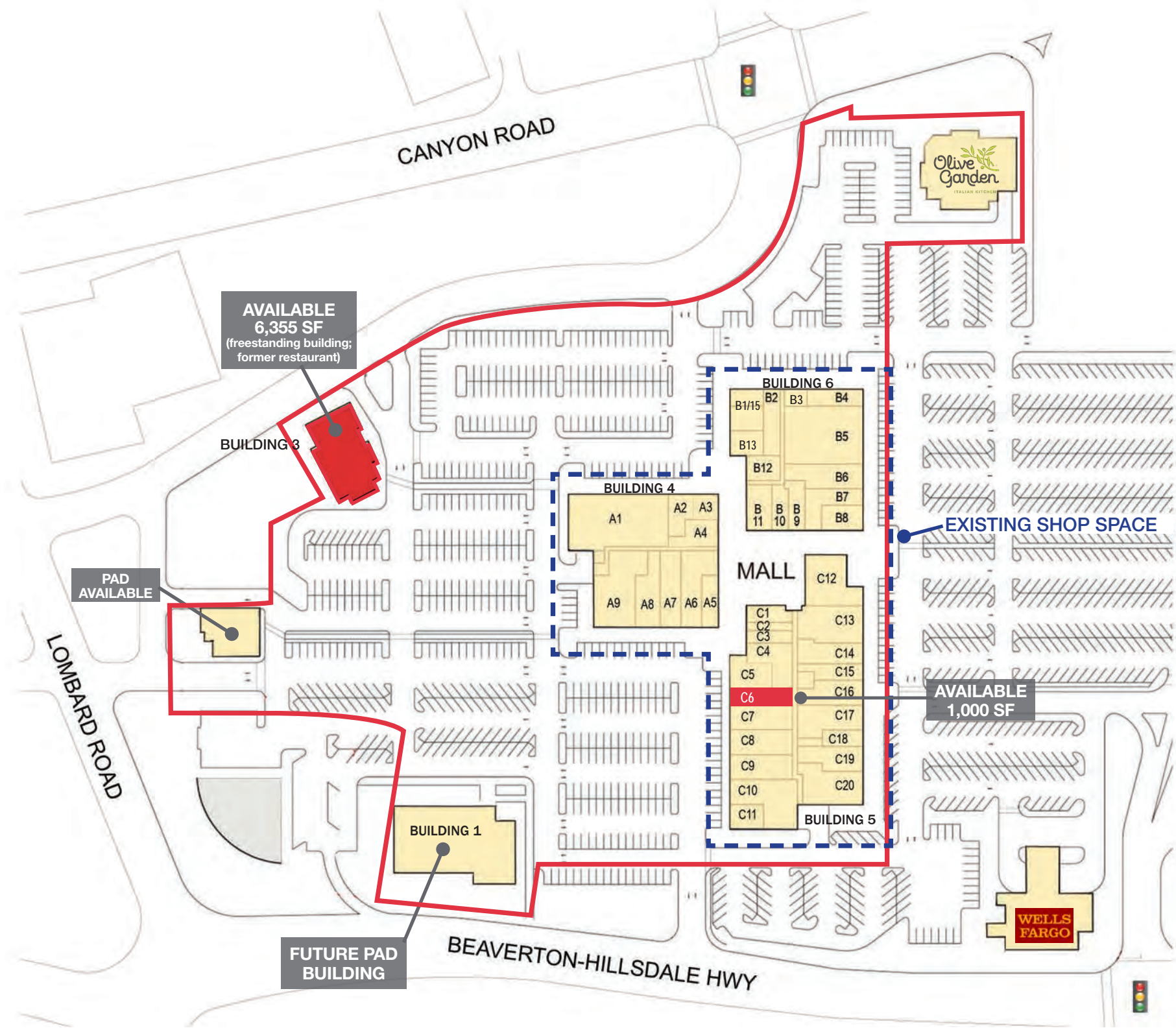
NA Elliott  
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Michaels



# Site Plan



## BUILDING 4

- A1 Trader Joe's
- A2 Trader Joe's
- A3 Trader Joe's
- A4 Trader Joe's
- A5 Woodworkers
- A6 Woodworkers
- A7 Woodworkers
- A8 For Yarn's Sake
- A9 GiGi Salon & Spa

## BUILDING 6

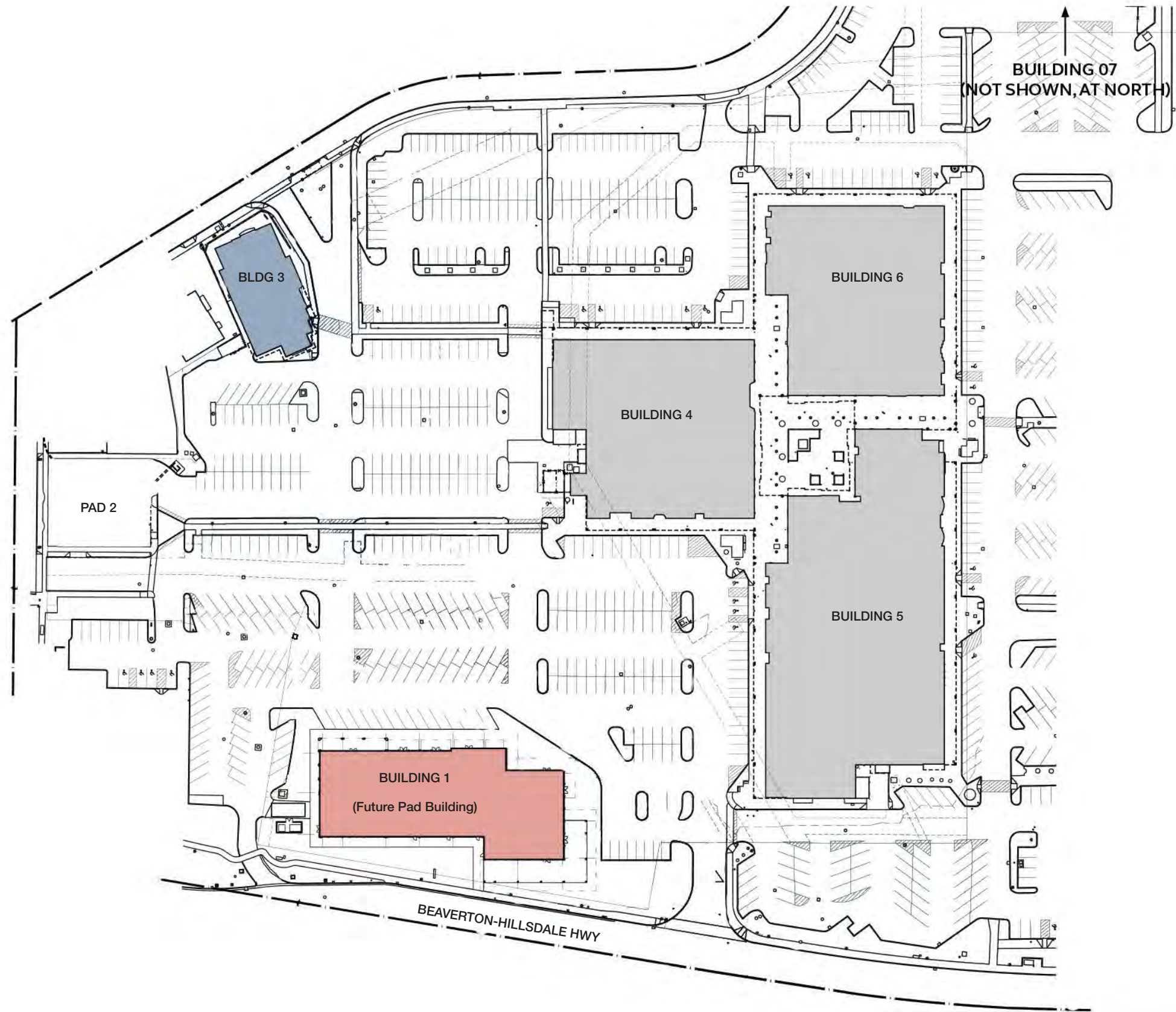
- B1/15 Tous Les w Bakery
- B2 Hai Rim
- B3 Everbowl
- B4 Bubble Bubble Tea
- B5 Mud Bay
- B6 ATI Physical Therapy
- B7 Moonstruck Chocolates
- B8 Nola Doughnuts
- B9 Nail Salon
- B10 Kabob House
- B11 Apsara Restaurant
- B12 Management Office
- B13 ChiMcKing

## BUILDING 5

- C1 Dental Center
- C2 Dental Center
- C3 Dental Center
- C4 Dental Center
- C5 Armed Forces Recruiting
- C6 Available - 1,000 SF
- C7 Portland Fitness Equipment
- C8 Portland Fitness Equipment
- C9 FedEx Office
- C10 FedEx Office
- C11 FedEx Office
- C12 HoneyBaked Ham
- C13 Pho Van
- C14/15 Nebulous Taproom
- C16 Potbelly Sandwich Works
- C17 Sushi Track
- C18 CBD American Shaman
- C19 Nothing Bundt Cakes
- C20 Einstein Bros. Bagels



# Site Plan



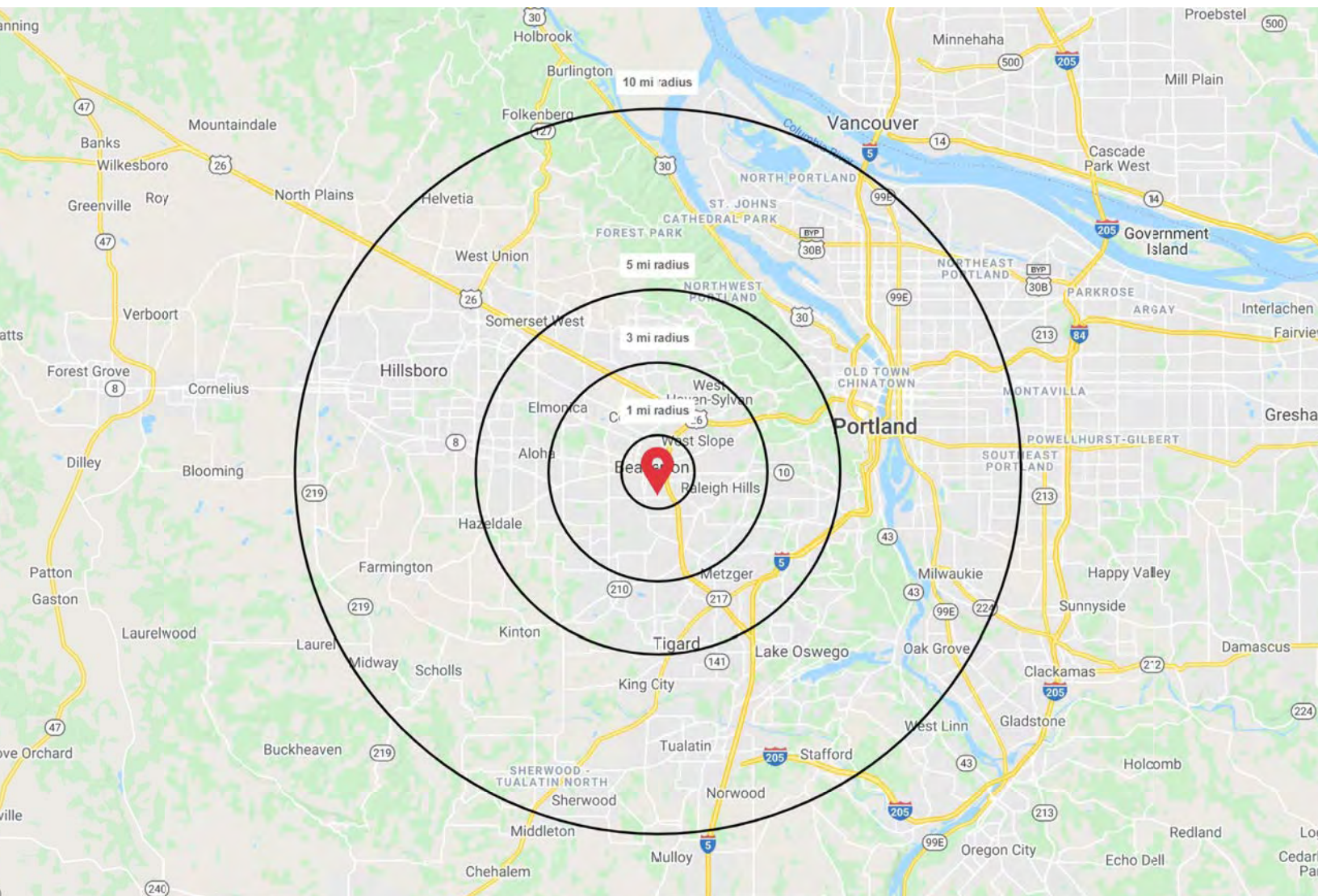
- Future Pad Building
- Existing Buildings



# Demographics

	1 MILE	3 MILE	5 MILE	10 MILE
Estimated Total Population 2021	18,031	140,978	364,613	1.05M
Projected Total Population 2026	18,457	144,554	376,170	1.09M
Average HH Income	\$74,603	\$103,210	\$120,042	\$115,524
Median Home Value	\$363,339	\$428,422	\$442,840	\$446,430
Estimated Total Households	7,246	59,139	146,016	449,440
Daytime Demographics 16+	20,834	111,414	239,232	893,422
Some College or Higher	58.3%	75.9%	79.0%	80.7%

Source: Regis - SitesUSA (2021)



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# Demographics — Full Profile

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups / Lat/Lon: 45.4869/-122.7973

Beaverton Town Square Beaverton, OR 97005	1 mi radius	3 mi radius	5 mi radius	10 mi radius
<b>Population</b>				
2021 Estimated Population	18,031	140,978	364,613	1,050,275
2026 Projected Population	18,457	144,554	376,170	1,094,738
2010 Census Population	15,971	126,544	327,488	915,338
2000 Census Population	14,923	116,474	287,159	808,944
Projected Annual Growth 2021 to 2026	0.5%	0.5%	0.6%	0.8%
Historical Annual Growth 2000 to 2021	1.0%	1.0%	1.3%	1.4%
<b>Households</b>				
2021 Estimated Households	7,246	59,139	146,016	449,440
2026 Projected Households	7,583	61,796	153,584	481,572
2010 Census Households	6,389	52,868	130,431	381,573
2000 Census Households	6,118	48,423	114,223	335,018
Projected Annual Growth 2021 to 2026	0.9%	0.9%	1.0%	1.4%
Historical Annual Growth 2000 to 2021	0.9%	1.1%	1.3%	1.6%
<b>Age</b>				
2021 Est. Population Under 10 Years	12.1%	10.7%	11.3%	10.6%
2021 Est. Population 10 to 19 Years	10.8%	10.7%	11.5%	10.6%
2021 Est. Population 20 to 29 Years	19.3%	14.5%	13.0%	13.9%
2021 Est. Population 30 to 44 Years	24.3%	22.1%	23.2%	25.3%
2021 Est. Population 45 to 59 Years	16.9%	18.8%	20.0%	19.0%
2021 Est. Population 60 to 74 Years	10.9%	15.9%	15.1%	14.9%
2021 Est. Population 75 Years or Over	5.7%	7.4%	5.9%	5.7%
2021 Est. Median Age	33.5	39.1	38.5	38.2
<b>Marital Status &amp; Gender</b>				
2021 Est. Male Population	51.3%	49.1%	49.3%	49.4%
2021 Est. Female Population	48.7%	50.9%	50.7%	50.6%
2021 Est. Never Married	44.8%	35.7%	33.1%	36.9%
2021 Est. Now Married	31.7%	43.8%	48.1%	44.4%
2021 Est. Separated or Divorced	19.0%	16.1%	14.6%	14.8%
2021 Est. Widowed	4.4%	4.4%	4.2%	3.9%
<b>Income</b>				
2021 Est. HH Income \$200,000 or More	4.8%	10.0%	14.3%	13.6%
2021 Est. HH Income \$150,000 to \$199,999	4.4%	8.9%	10.2%	9.8%
2021 Est. HH Income \$100,000 to \$149,999	13.2%	18.3%	19.1%	19.3%
2021 Est. HH Income \$75,000 to \$99,999	13.8%	14.7%	14.8%	14.3%
2021 Est. HH Income \$50,000 to \$74,999	18.5%	17.8%	16.1%	15.9%
2021 Est. HH Income \$35,000 to \$49,999	14.8%	11.7%	9.4%	9.0%
2021 Est. HH Income \$25,000 to \$34,999	10.3%	6.6%	5.8%	5.9%
2021 Est. HH Income \$15,000 to \$24,999	9.7%	5.4%	4.5%	4.7%
2021 Est. HH Income Under \$15,000	10.4%	6.7%	5.9%	7.6%
2021 Est. Average Household Income	\$74,603	\$103,210	\$120,042	\$115,524
2021 Est. Median Household Income	\$56,560	\$82,732	\$97,689	\$93,037
2021 Est. Per Capita Income	\$30,042	\$43,416	\$48,163	\$49,652
2021 Est. Total Businesses	1,856	8,372	17,969	65,620
2021 Est. Total Employees	15,938	72,156	137,429	593,903

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Beaverton Town Square Beaverton, OR 97005				
	1 mi radius	3 mi radius	5 mi radius	10 mi radius
<b>Race</b>				
2021 Est. White	61.1%	71.6%	71.4%	74.8%
2021 Est. Black	4.1%	3.6%	3.1%	4.3%
2021 Est. Asian or Pacific Islander	7.7%	9.7%	13.1%	9.8%
2021 Est. American Indian or Alaska Native	1.1%	0.7%	0.6%	0.8%
2021 Est. Other Races	26.0%	14.4%	11.8%	10.3%
<b>Hispanic</b>				
2021 Est. Hispanic Population	7,071	25,512	52,919	132,682
2021 Est. Hispanic Population	39.2%	18.1%	14.5%	12.6%
2026 Proj. Hispanic Population	40.1%	18.8%	15.1%	13.2%
2010 Hispanic Population	37.0%	16.2%	12.7%	10.8%
<b>Education (Adults 25 &amp; Older)</b>				
2021 Est. Adult Population (25 Years or Over)	12,331	101,791	261,011	766,114
2021 Est. Elementary (Grade Level 0 to 8)	12.8%	4.2%	3.1%	2.4%
2021 Est. Some High School (Grade Level 9 to 11)	7.3%	3.6%	3.0%	2.9%
2021 Est. High School Graduate	21.6%	16.4%	14.9%	14.0%
2021 Est. Some College	19.7%	19.9%	19.1%	19.2%
2021 Est. Associate Degree Only	8.3%	8.6%	8.4%	7.4%
2021 Est. Bachelor Degree Only	20.6%	29.7%	30.5%	31.6%
2021 Est. Graduate Degree	9.7%	17.7%	20.9%	22.5%
<b>Housing</b>				
2021 Est. Total Housing Units	7,468	60,852	150,117	465,500
2021 Est. Owner-Occupied	29.4%	49.6%	57.9%	52.2%
2021 Est. Renter-Occupied	67.6%	47.6%	39.3%	44.3%
2021 Est. Vacant Housing	3.0%	2.8%	2.7%	3.5%
<b>Homes Built by Year</b>				
2021 Homes Built 2010 or later	5.5%	6.5%	6.9%	8.7%
2021 Homes Built 2000 to 2009	5.1%	10.7%	13.0%	11.9%
2021 Homes Built 1990 to 1999	12.4%	15.3%	19.4%	15.3%
2021 Homes Built 1980 to 1989	10.2%	13.9%	13.8%	10.5%
2021 Homes Built 1970 to 1979	28.3%	22.6%	20.0%	14.4%
2021 Homes Built 1960 to 1969	13.1%	12.7%	10.0%	8.4%
2021 Homes Built 1950 to 1959	12.5%	9.4%	7.4%	7.3%
2021 Homes Built Before 1949	10.0%	6.2%	6.6%	20.1%
<b>Home Values</b>				
2021 Home Value \$1,000,000 or More	1.5%	1.8%	3.2%	4.1%
2021 Home Value \$500,000 to \$999,999	22.4%	34.4%	37.9%	38.7%
2021 Home Value \$400,000 to \$499,999	18.4%	24.2%	23.9%	23.6%
2021 Home Value \$300,000 to \$399,999	38.0%	28.6%	25.0%	23.4%
2021 Home Value \$200,000 to \$299,999	10.6%	6.9%	6.7%	6.8%
2021 Home Value \$150,000 to \$199,999	1.6%	1.1%	0.9%	0.9%
2021 Home Value \$100,000 to \$149,999	1.2%	1.0%	0.7%	0.6%
2021 Home Value \$50,000 to \$99,999	1.0%	0.4%	0.5%	0.5%
2021 Home Value \$25,000 to \$49,999	1.3%	0.6%	0.6%	0.7%
2021 Home Value Under \$25,000	4.0%	0.9%	0.7%	0.6%
2021 Median Home Value	\$363,339	\$428,422	\$442,840	\$446,430
2021 Median Rent	\$1,203	\$1,279	\$1,302	\$1,297

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<b>Labor Force</b>					
2021 Est. Labor Population Age 16 Years or Over	14,672	116,677	297,195	871,252	
2021 Est. Civilian Employed	64.5%	65.9%	65.6%	65.5%	
2021 Est. Civilian Unemployed	5.5%	4.4%	4.3%	4.6%	
2021 Est. in Armed Forces	2.2%	0.4%	0.2%	0.1%	
2021 Est. not in Labor Force	27.8%	29.3%	30.0%	29.8%	
2021 Labor Force Males	51.3%	48.6%	48.8%	49.0%	
2021 Labor Force Females	48.7%	51.4%	51.2%	51.0%	
<b>Occupation</b>					
2021 Occupation: Population Age 16 Years or Over	9,457	76,940	194,846	570,773	
2021 Mgmt, Business, & Financial Operations	13.4%	19.0%	20.2%	20.2%	
2021 Professional, Related	19.1%	27.1%	29.4%	32.1%	
2021 Service	24.1%	16.1%	15.0%	14.7%	
2021 Sales, Office	16.8%	20.0%	19.4%	18.7%	
2021 Farming, Fishing, Forestry	0.3%	0.3%	0.4%	0.5%	
2021 Construction, Extraction, Maintenance	11.8%	6.2%	5.1%	4.5%	
2021 Production, Transport, Material Moving	14.6%	11.3%	10.5%	9.3%	
2021 White Collar Workers	49.3%	66.1%	69.0%	71.0%	
2021 Blue Collar Workers	50.7%	33.9%	31.0%	29.0%	
<b>Transportation to Work</b>					
2021 Drive to Work Alone	61.3%	68.8%	71.3%	65.3%	
2021 Drive to Work in Carpool	8.6%	9.1%	8.8%	7.8%	
2021 Travel to Work by Public Transportation	18.0%	9.6%	8.0%	9.6%	
2021 Drive to Work on Motorcycle	-	-	0.1%	0.2%	
2021 Walk or Bicycle to Work	8.3%	4.0%	3.3%	7.7%	
2021 Other Means	0.8%	1.2%	1.0%	1.0%	
2021 Work at Home	3.0%	7.2%	7.5%	8.5%	
<b>Travel Time</b>					
2021 Travel to Work in 14 Minutes or Less	26.3%	23.5%	23.0%	24.2%	
2021 Travel to Work in 15 to 29 Minutes	35.1%	44.4%	44.6%	41.7%	
2021 Travel to Work in 30 to 59 Minutes	27.0%	28.7%	28.6%	30.0%	
2021 Travel to Work in 60 Minutes or More	8.2%	5.9%	5.4%	5.8%	
2021 Average Travel Time to Work	21.8	22.2	22.0	22.3	
<b>Consumer Expenditure</b>					
2021 Est. Total Household Expenditure	\$416.16 M	\$4.25 B	\$11.73 B	\$35.05 B	
2021 Est. Apparel	\$14.71 M	\$151.3 M	\$420.81 M	\$1.26 B	
2021 Est. Contributions, Gifts	\$22.84 M	\$249.72 M	\$711.16 M	\$2.11 B	
2021 Est. Education, Reading	\$12.9 M	\$142.48 M	\$413.89 M	\$1.23 B	
2021 Est. Entertainment	\$23 M	\$242.27 M	\$676.47 M	\$2.01 B	
2021 Est. Food, Beverages, Tobacco	\$64.83 M	\$648.34 M	\$1.77 B	\$5.3 B	
2021 Est. Furnishings, Equipment	\$14.3 M	\$150.46 M	\$418.91 M	\$1.25 B	
2021 Est. Health Care, Insurance	\$37.82 M	\$384.6 M	\$1.05 B	\$3.13 B	
2021 Est. Household Operations, Shelter, Utilities	\$137 M	\$1.38 B	\$3.76 B	\$11.29 B	
2021 Est. Miscellaneous Expenses	\$7.8 M	\$80.72 M	\$223 M	\$666.88 M	
2021 Est. Personal Care	\$5.58 M	\$57.18 M	\$157.4 M	\$470.89 M	
2021 Est. Transportation	\$75.38 M	\$772.4 M	\$2.12 B	\$6.32 B	

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